

**To the Mayor and Members of the City Council****September 12, 2017**

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SUBJECT: PROPOSED ADOPTION OF THE COMO/SUNSET HEIGHTS NEIGHBORHOOD EMPOWERMENT ZONE STRATEGIC PLAN.

The purpose of this Informal Report is to provide information concerning the proposed adoption of the Como/Sunset Heights Neighborhood Empowerment Zone (NEZ) Strategic Plan.

On October 3, 2000 (M&C G-13030), the City Council approved Fort Worth's Neighborhood Empowerment Zone (NEZ) Administrative Procedures in order to promote 1) the creation or rehabilitation of affordable housing, 2) an increase in economic development, and 3) an increase in the quality of social services, education, or public safety provided to residents of the designated NEZs. The adopted administrative procedures include criteria to determine eligible areas, a basic incentives package, and elements to include in NEZ plans.

On April 2, 2002 (M&C G-13580), the City Council first designated the Ridglea Village/Como NEZ. On March 27, 2012 (M&C G-17564), the City Council re-designated the Ridglea Village/Como NEZ, and on November 12, 2013 (Resolution 4261), the City Council approved the expansion of the boundary of the Ridglea Village/Como NEZ. On April 11, 2017 (Resolution 4769), the City Council approved re-designating and revising the boundary and name of the Ridglea Village/Como NEZ to the Como/Sunset Heights NEZ.

Exhibit A displays a map of the Como/Sunset Heights NEZ, which is located in Council Districts 3 and 9.

Since late 2014, Como stakeholders have participated in a planning process that included two workshops, seven public meetings, surveys and polling, and 18 advisory committee meetings. The advisory committee, comprised of the officers of the Como Neighborhood Advisory Council (NAC) and other Como residents, helped identify and refine the goals and recommendations of the Plan. A public meeting was held on August 3, 2017 to receive feedback on the draft Como/Sunset Heights NEZ Strategic Plan. The updated draft Como/Sunset Heights NEZ Strategic Plan subsequently was placed on the City's website for public review.

The Como/Sunset Heights NEZ Strategic Plan proposes a comprehensive, holistic approach intended to revitalize the Como neighborhood. The Como/Sunset Heights NEZ Strategic Plan includes the following information:

- Demographic and economic conditions
- Commercial and residential real estate data
- Community unsupported project types
- Goals and strategies to achieve revitalization of the Como neighborhood
- Design guidelines for residential, commercial, and industrial land uses

The Como/Sunset Heights NEZ Strategic Plan will provide guidance to stakeholders and development project proponents seeking NEZ incentives.



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On August 23, 2017, the City Plan Commission convened a public hearing on the Como/Sunset Heights NEZ Strategic Plan and unanimously recommended that the City Council adopt the plan by reference into the Comprehensive Plan. Staff will place a resolution for this purpose on the September 19, 2017 City Council meeting agenda.

If you have questions, please contact Randle Harwood, Director, Planning and Development Department, at 817-392-6101.

David Cooke
City Manager

EXHIBIT A: Como/Sunset Heights NEZ

